



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE August 19, 2005 LOCAL EFFECTIVE DATE September 2, 2005 APPROX FINAL EFFECTIVE DATE September 23, 2005	CONTACT/PHONE Murry Wilson (805) 788-2352	APPLICANT Jack Brackett	FILE NO. DRC2004-00092
SUBJECT Proposal by Jack Brackett for a Minor Use Permit/Coastal Development Permit to allow grading and expansion of an existing recreational vehicle / trailer storage yard. The project will result in the disturbance of approximately 3.06-acres of a 33.42-acre parcel. The proposed project is within the Industrial land use category and is located at 2251 Gasoline Alley (approximately 500 feet south of Highway 1) in the Village of Callender Garrett. The site is in the South County planning area.			
RECOMMENDED ACTION 1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Minor Use Permit / Coastal Development Permit DRC2004-00092 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 14, 2005 for this project.			
LAND USE CATEGORY Industrial	COMBINING DESIGNATION Local Coastal Program, Coastal Appealable Zone	ASSESSOR PARCEL NUMBER 091-341-049	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: None <i>Does the project meet applicable Planning Area Standards: Not applicable</i>			
LAND USE ORDINANCE STANDARDS: Setbacks, Height, Parking, Landscaping / Screening / Fencing, Storage Yards, Vehicle Storage, Local Coastal Program Area, Coastal Appealable Zone <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

EXISTING USES: Industrial Storage / Recycling-Crushing	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Industrial / Storage <i>South:</i> Industrial / Refinery <i>East:</i> Industrial / Storage <i>West:</i> Industrial / PG&E sub station	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Cal Trans, CDF, and the California Coastal Commission.	
TOPOGRAPHY: Nearly level to moderately sloping (variable)	VEGETATION: Dune vegetation and eucalyptus trees
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: January 18, 2005

DISCUSSION

The project site is partially developed with a recycling company (Gator Crushing & Recycling) and an existing recreational vehicle storage yard consisting of approximately 800 spaces. The proposed project involves expansion of the existing 250 space recreational vehicle / trailer storage yard. Expansion of the project will allow for the storage of 150 additional recreational vehicle / trailers (60 percent expansion). The site contains an existing caretakers / office unit on-site to serve the proposed use near the front gate/entrance. Security lighting is not proposed since the site has a caretaker's residence, thus reducing the potential for visual impacts from Highway 1 (Willow Road).

Twenty nine mature Eucalyptus trees will be removed in association with the grading activities for the expansion of trailer storage yard. A habitat evaluation was conducted for potential butterfly winter roosting sites. The results of the field survey show that the property does not support suitable winter roost site habitat. The development of the site (including tree removal) would not result in substantial affect on the monarch butterfly or result in a significant impact to this species or its winter roost opportunities.

PLANNING AREA STANDARDS:

There are no planning area standards applicable to this project.

LAND USE ORDINANCE STANDARDS:

Setbacks: The Coastal Zone Land Use Ordinance for industrial uses determines the setbacks for the subject property. The required setbacks are as follows: front - 25 feet, side - 0 feet, and the rear - 0 feet. *The project complies with these standards. No structures are proposed as a part of this project.*

Height: The height limit for structures within the Industrial land use category is 35 feet. *The project complies with this standard because the no structures are proposed as part of this project and the maximum height of recreational vehicles / trailers is approximately 16 feet.*

Parking: The Coastal Zone Land Use Ordinance for industrial uses determines the parking standards for the subject property. Storage yards do not require any parking area provided that sufficient area is available to accommodate all employee and user parking needs entirely on-

site. *The project complies with this standard because the applicant is providing parking spaces for employees and users near the storage yard entrance and caretakers unit.*

Fencing and Screening: Fences within an Industrial area can be up to 12' in height where buildings may be constructed on the property line. Storage yards are to be screened on all sides by a solid wood, painted metal or masonry fencing with a minimum height of six feet when visible from public views. *This project complies with this standard as conditioned and will be required to screen the storage yard with wood fencing along Winterhaven Road frontage and slatted chain-link fencing on all other storage yard boundaries.*

Landscaping: Landscaping is required for all projects that require land use permit approval in the Industrial land use category. *This project complies with this standard as conditioned because the applicant shall provide a landscape plan and implement the plan prior to final inspection.*

Site surfacing: A storage yard is to be surfaced with concrete, asphalt paving, crushed rock, or oiled earth to maintain a dust-free condition. An all weather access to the site shall also be provided per the requirements of San Luis Obispo County Fire (CDF). *This project complies with this standard as conditioned.*

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Plan.

COASTAL PLAN POLICIES: This project is in compliance with the Coastal Plan Policies. The most relevant policies are discussed below.

Shoreline Access: N/A

Recreation and Visitor Serving: N/A

Energy and Industrial Development: N/A

Commercial Fishing, Recreational Boating and Port Facilities: N/A

Environmentally Sensitive Habitats: N/A

Agriculture: N/A

Public Works: ☒ Policy No(s): 1

Coastal Watersheds: ☒ Policy No(s): 7, 8, 9, 10

Visual and Scenic Resources: ☒ Policy No(s): 2

Hazards: N/A

Archeology: N/A

Air Quality: N/A

COASTAL PLAN POLICY DISCUSSION:

Public Works Policies:

Policy 1: Availability of Service Capacity: No water usage is proposed with this project (Storage Yard). The site is served by an on-site well and will continue to serve the needs of the property.

Coastal Watershed Policies:

Policy 7: Siting of New Development: The proposed project is consistent with this policy because the storage yard is not located on slopes over 20% and it is not in an environmentally sensitive habitat area.

Policy 8: Timing of Construction and Grading: The proposed project is consistent with this policy because the project is required to have an erosion and sedimentation control plan and all sedimentation and erosion control measures will be in place before the start of the rainy season.

Policy 9: Techniques for Minimizing Sedimentation: The proposed project is subject to CZLUO Section 23.05.036 and appropriate control measures will be used to minimize erosion and sedimentation.

Policy 10: Drainage Provisions: The applicant will be required to submit a drainage plan prior to permit issuance that will ensure that drainage does not increase erosion.

Visual and Scenic Resources:

Policy 2: Site Selection for New Development: The proposed project and site selection will not detract from views of the ocean or scenic coastal resources.

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS: No Comment

AGENCY REVIEW:

Public Works – Recommend approval, no concerns

Environmental Health – Modify existing or submit new business plan

CDF – No response

California Coastal Commission – No response

LEGAL LOT STATUS: The existing lot was legally created by map CO78-043 at a time when that was a legal method of creating lots.

Staff report prepared by Murry Wilson and reviewed by Matt Janssen

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 14, 2005 for this project.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the project is grading for a storage yard and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies/does not satisfy all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project is the expansion of an existing storage yard and does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is a storage yard and is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is a storage yard and the project is located on Sheridan Road, a county road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes grading for, and expansion of, a recreational vehicle storage yard. The existing yard has a 250 vehicle / trailer capacity, and the project would increase the capacity to 400 spaces. The project will result in the disturbance of approximately 3.06-acres of a 33.42-acre parcel.

Site Development

2. **At the time of application for a grading permit**, plans submitted shall show all development consistent with the approved site plan.

Fire Safety

3. **Prior to issuance of a grading permit**, the applicant shall provide the County Department of Planning and Building with a fire safety plan approved by CDF.
4. **Prior to occupancy or final inspection of this grading permit**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.

Landscaping/Screening

5. **Prior to final inspection of the grading permit**, the site shall be screened on the property lines with public views and adjacent to residential uses by a solid wood, painted metal or masonry fencing with a minimum height of six feet. Solid wood fencing shall be installed along the storage yard property line that fronts Winterhaven Road and slatted chain-link fencing shall be installed along all remaining property line/storage yard boundaries.
6. **Prior to issuance of the grading permit**, the applicant shall submit a landscape plan, which uses drip irrigation and drought tolerant vegetation compatible with the dune scrub habitat.
7. **Prior to final inspection of the grading permit**, landscaping shall be installed or bonded for to ensure the implementation of the landscaping requirements.

Fees

8. **Prior to issuance of a grading permit**, the applicant shall pay all applicable school and public facilities fees.

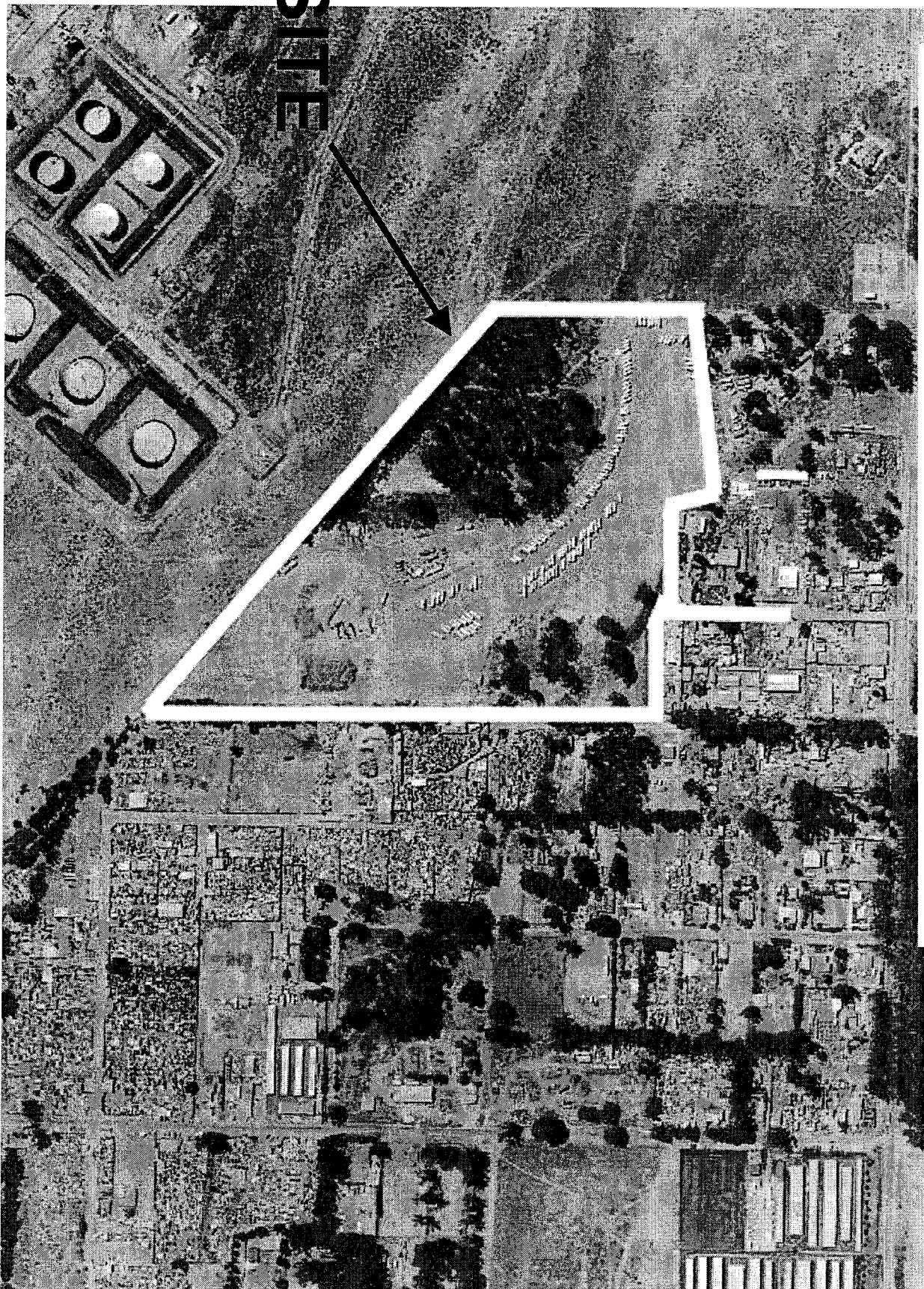
Public Works

9. **Prior to issuance of a grading permit**, the applicant shall comply with all of the requirements of the County Public Works Department.

Miscellaneous

10. **Upon completion of the Minor Use Permit process**, the applicant shall apply for a grading permit pursuant to Section 23.05.025 of the CZLUO.

11. **Prior to issuance of the grading permit**, the applicant shall submit a sedimentation and erosion control plan (CZLUO Section 23.05.036) for review and approval by the County Planning Department.
12. **Prior to issuance of the grading permit**, the applicant shall submit a drainage plan for review and approval by the County Public Works Department.
13. No exterior lighting will be used except for those used for safe movement around the property. Additionally, those exterior lights used for safe movement will be either on a timer or be activated by sensor, with an automatic shut off.
14. **Prior to occupancy or final inspection of the grading permit**, the site shall be surfaced with an all weather surface (concrete, asphalt paving, crushed rock or oiled earth) to maintain a dust free environment.
15. **Prior to occupancy or final inspection of the grading permit**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
16. All equipment/vehicles stored on site shall be consistent with section 23.08.146 (Storage Yards) of the Coastal Zone Land Use Ordinance including but not limited to, equipment not being visible from a collector or arterial or from outside the Industrial Category.
17. **Prior to occupancy or final inspection of the grading permit**, the applicant shall meet all the requirements of the Environmental Health Department including but not limited to submittal of a new (or revised) business plan.
18. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050. This permit is generally considered to be vested once a building permit has been issued and substantial site work has been completed.



SITE

PROJECT

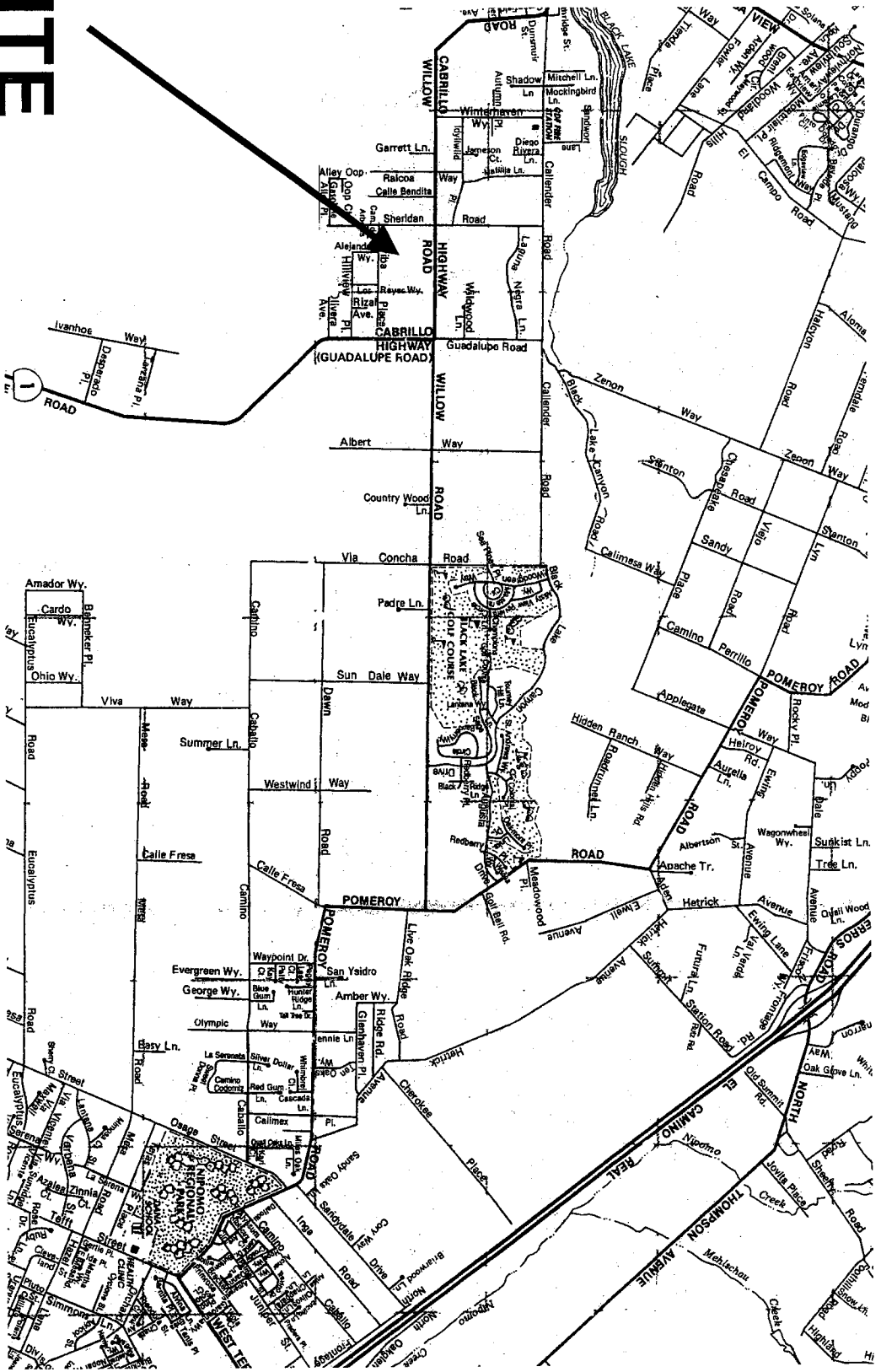
Minor Use Permit
Brackett DRC 2004-00092



EXHIBIT

Aerial Photograph

SITE



PROJECT

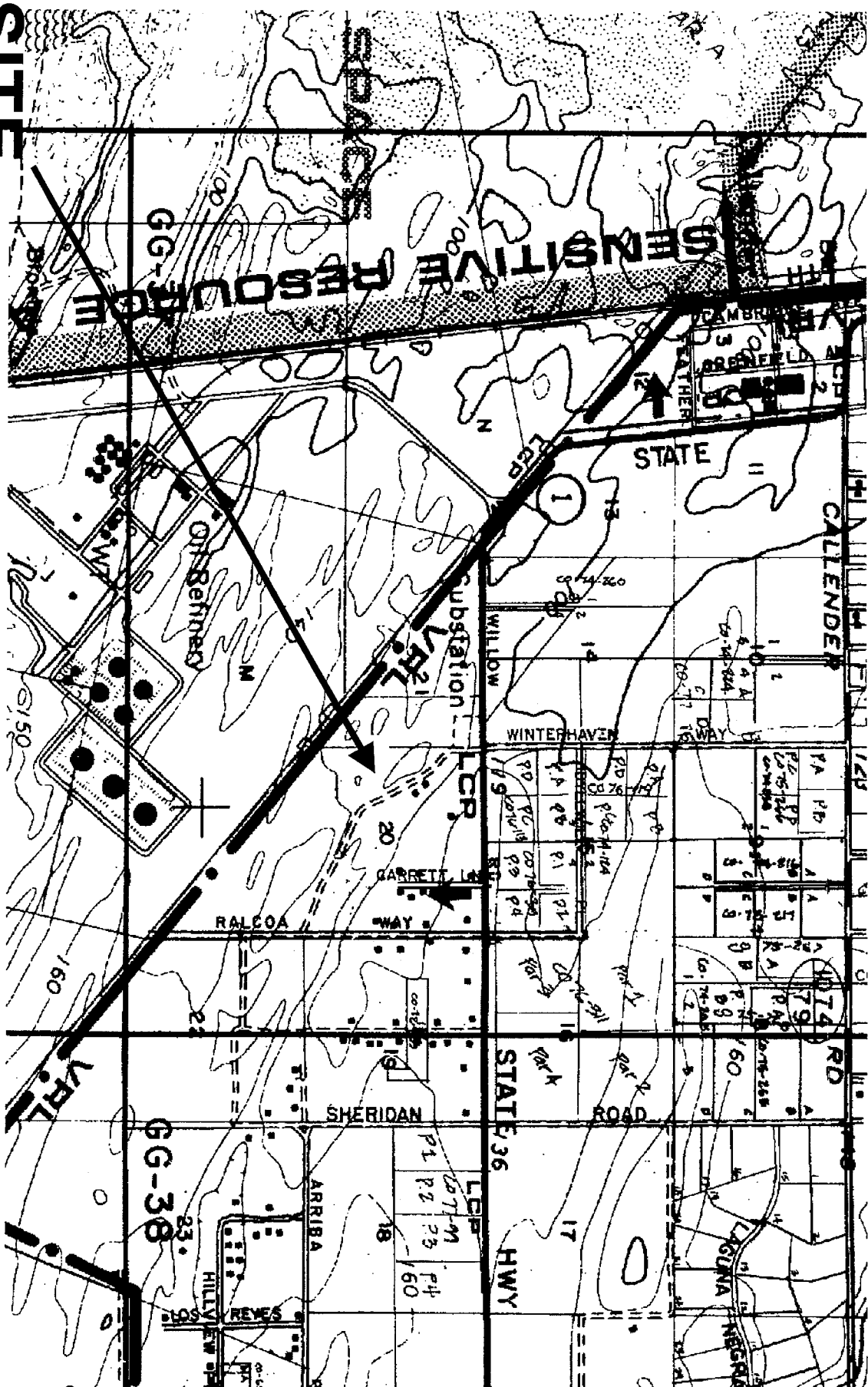
Minor Use Permit
Brackett DRC 2004-00092



EXHIBIT

Vicinity Map

SITE



PROJECT

Minor Use Permit
Brackett DRC 2004-00092



EXHIBIT

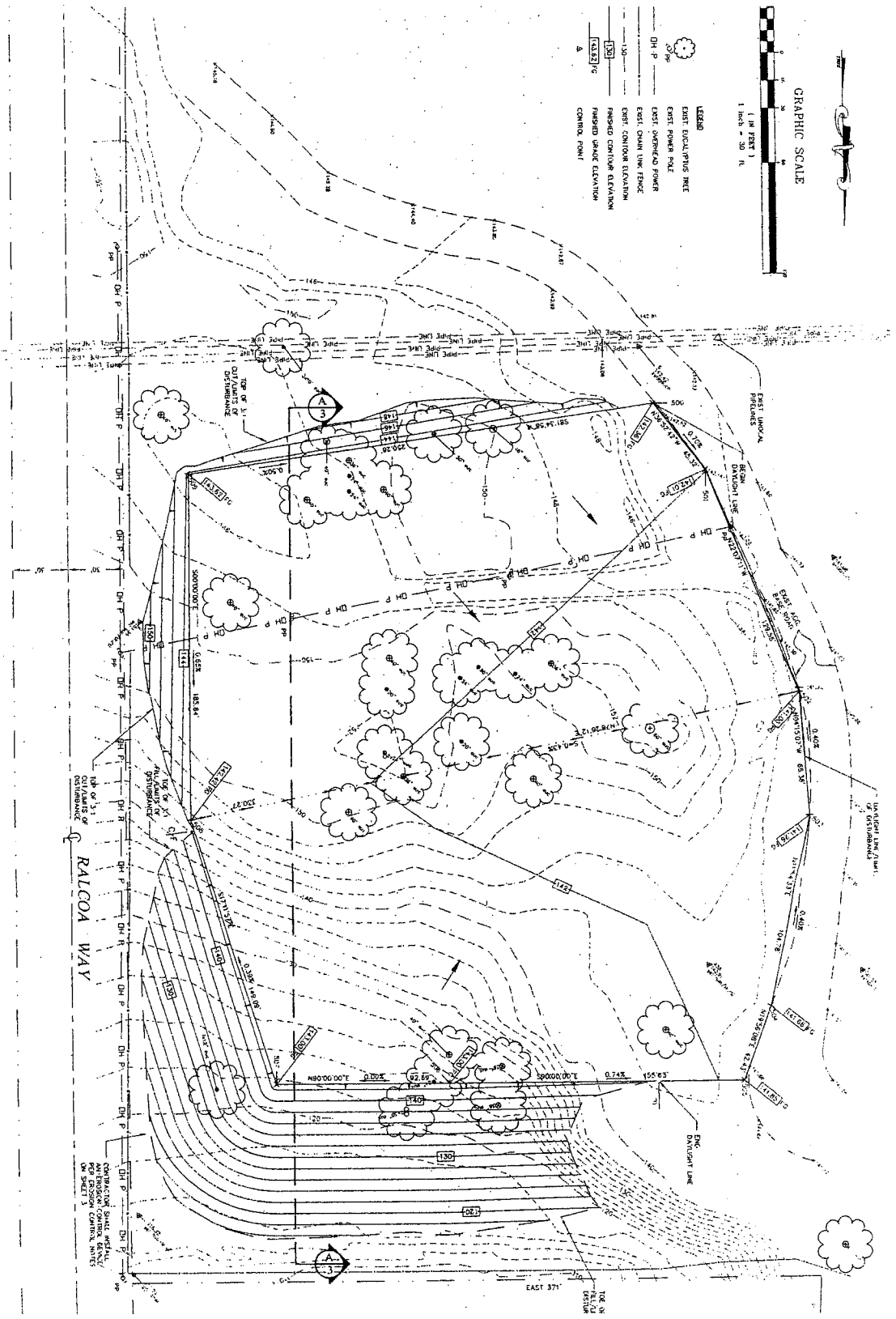
Land Use Category



GRAPHIC SCALE

1 INCH = 30 FEET

- LEGEND
- EXIST. EUCALYPTUS TREE
 - EXIST. POWER POLE
 - EXIST. OVERHEAD POWER
 - EXIST. DRAIN LINE FENCE
 - EXIST. DRAIN LINE ELEVATION
 - EXIST. DRAIN LINE ELEVATION
 - PROPOSED DRAIN LINE ELEVATION
 - PROPOSED DRAIN LINE ELEVATION
 - CONTROL POINT



MAXIMUM AREA OF DISTURBANCE: 3.06 ACRES

PROJECT

Minor Use Permit
Brackett DRC 2004-00092



EXHIBIT

Site Plan



COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (MW)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED04-317

DATE: July 14, 2005

PROJECT/ENTITLEMENT: Brackett Minor Use Permit and Coastal Development Permit DRC2004-00092

APPLICANT NAME: Jack Brackett

ADDRESS: 2251 Gasoline Alley, Arroyo Grande, Ca 93420

CONTACT PERSON: Same as applicant

Telephone: 805-489-8454

PROPOSED USES/INTENT: Proposal by Jack Brackett to allow grading for a recreational vehicle / trailer storage yard, which will result in the disturbance of approximately 3.06-acres of a 33.42-acre parcel.

LOCATION: The proposed project is within the Industrial land use category and is located at 2251 Gasoline Alley, approximately 500 feet south of Highway 1, in the Village of Callender Garrett. The site is in the South County planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: California Coastal Commission

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 5 p.m. on July 28, 2005

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ Lead Agency
☐ Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

Murry Wilson

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: Brackett Minor Use Permit; DRC2004-00092; ED04-317

Project Applicant

Name: Jack Brackett
Address: 2251 Gasoline Alley
City, State, Zip Code: Arroyo Grande, Ca 93420
Telephone #: 805-489-8454

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

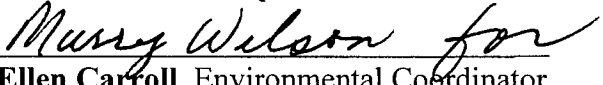
FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- ☐ The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- ☒ The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ☐ The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____.
- ☐ Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.


Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 7-12-05



**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Brackett Minor Use Permit ED04-317 (DRC2004-00092)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Aesthetics
<input type="checkbox"/> Agricultural Resources
<input checked="" type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources
<input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology and Soils
<input type="checkbox"/> Hazards/Hazardous Materials
<input type="checkbox"/> Noise
<input type="checkbox"/> Population/Housing
<input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Wastewater
<input type="checkbox"/> Water
<input type="checkbox"/> Land Use |
|--|--|---|

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Murry Wilson
Prepared by (Print)

Murry Wilson
Signature

7/7/05
Date

Steve McMaster
Reviewed by (Print)

Steve McMaster
Signature

Ellen Carroll,
Environmental Coordinator
(for)

7/7/05
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Proposal by Jack Brackett for a Minor Use Permit/Coastal Development Permit to allow grading for a recreational vehicle / trailer storage yard. The project will result in the disturbance of approximately 3.06-acres of a 33.42-acre parcel. The proposed project is within the Industrial land use category and is located at 2251 Gasoline Alley (approximately 500 feet south of Highway 1) in the Village of Callender Garrett. The site is in the South County planning area.

ASSESSOR PARCEL NUMBER(S): 091-341-049

SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLANNING AREA: South County (Coastal), Callender-Garrett

LAND USE CATEGORY: Industrial

COMBINING DESIGNATION(S): Local Coastal Plan/Program, Coastal Appealable Zone

EXISTING USES: Industrial

TOPOGRAPHY: Moderately sloping

VEGETATION: Grasses , forbs , eucalyptus trees

PARCEL SIZE: 33.42 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Industrial; commercial / industrial uses	<i>East:</i> Industrial; industrial uses
<i>South:</i> Industrial; Tosco Refinery / industrial uses	<i>West:</i> Industrial; Tosco Refinery / industrial uses

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project (expansion of the existing recreational vehicle / trailer storage yard) will not be visible from any major public roadway. The project site is located within the industrial land use category and is similar in use to the surrounding properties. The general vicinity of the area where development is proposed contains vehicle scrap yards, manufacturing uses, other industrial uses and scattered residential development.

Impact. The proposed project will introduce additional vehicle storage to the area and will be required to screen the storage area from public views by a solid wood, painted metal or masonry fencing, with a minimum height of six feet.

Mitigation/Conclusion. The implementation of the above measure will mitigate visual impacts to a level of insignificance; therefore, no significant aesthetic impacts will occur with this development. The mitigation measures are listed in detail in Exhibit B - Mitigation Summary Table.

2.	AGRICULTURAL RESOURCES	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
	- Will the project:				
a)	Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The soil types include:
(9-30%)

Oceano sand (0-2%) (2-9%)

As described in the NRCS Soil Survey, the "non-irrigated" soil class is "VI" , and the "irrigated soil class is "IV" to "not applicable".

Impact. The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property. No impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No significant agricultural impacts will occur with this development; therefore no mitigation measures are necessary.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other: <u>cummulative</u></i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD). The site is located in the South County Air Quality Fee Area.

Impact. As proposed, the project will result in the disturbance of approximately 3.06 acres of a 33 acre site. This will result in the creation of construction dust, as well as short and long-term vehicle emissions. Based on Table 6-3 of the CEQA Air Quality Handbook, the project will result in less than 2.5 tons of PM10 emissions, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. Based on the size of the proposed project, there are sufficient ground disturbing activities and vehicle emissions from construction activities to warrant construction related dust control/air quality mitigation.

Mitigation/Conclusion. To mitigate these potential impacts, the applicant shall comply with the Air Pollution Control District's (APCD) standard dust control measures and pay the required impact fee for the South County Area. The implementation of these measures will mitigate air quality impacts to a level of insignificance, therefore, the impacts are considered less than significant. These mitigation measures are listed in detail in Exhibit B Mitigation Summary Table.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following habitats were observed on the proposed project: Grasses Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: Nipomo mesa Lupine, Crisp Monardella, Dune Larkspur, Kellogg's Horkelia, San Luis Obispo Monardella are all located within a 1 mile radius of property.

Wildlife: Monarch Butterfly within a 1 mile radius

Habitats: Central Dune Scrub . The property is located within the Santa Barbara vernal pool region. The property is also located within California Red Legged Frog habitat.

Impact. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species. A Monarch Butterfly Habitat Suitability Assessment was conducted on the project site in the location where development of the storage yard expansion is proposed (David Wolff Environmental, 2005). The study concluded that the area proposed for development does not support suitable winter roost site habitat. There is an abundance of highly suitable habitat in the immediate vicinity of the project site; therefore development of the site including tree removal would not result in a substantial affect on the monarch butterfly or result in a significant impact on this species or its winter roost habitat opportunities. The site does not have proper soil conditions to support vernal

pools (sandy soils – Oceano Sand).

Mitigation/Conclusion. No significant biological impacts are expected to occur therefore no mitigation measures are necessary.

5. CULTURAL RESOURCES -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials was noted on the property during a site visit. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary

6. GEOLOGY AND SOILS -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist-Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS - <i>Will the project:</i>		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e)	<i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	<i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	<i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	<i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j)	<i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. GEOLOGY - The topography of the project is gently rolling. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered moderate.

No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

DRAINAGE – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek (unnamed) from the proposed development is approximately 0.9 miles to the north. As described in the NRCS Soil Survey, the soil is considered well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION - The soil types include:
(0-2%) (2-9%) (9-30%)

Oceano sand

As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility, and low shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. As proposed, the project will result in the disturbance of approximately 3.06 acres. Drainage and sedimentation impacts will be minimized with the implementation of the required sedimentation

and erosion control plan and the drainage plan.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is within a high severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. No impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. NOISE - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is within close proximity to existing loud noise sources (various industrial uses), but the proposed use will not conflict with any sensitive noise receptors (e.g., residences). The proposed use is not sensitive to loud noise sources.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The existing storage yard has a caretaker's residence on-site to watch over the grounds. The proposed project is an industrial use on an industrial zone property and will not displace any existing housing.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Mesa) is approximately 0.2 miles to the northwest. The closest Sheriff substation is in Oceano, which is approximately 5 miles from the proposed project. The project is located in the Lucia Mar Unified School District.

Impact. The project direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Public facility (county) and school (State Government Code 65995 et seq) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

11. RECREATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County Trails Plan shows that a potential trail does not go through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

Impact. The proposed project will not create a significant need for additional park or recreational resources. The project will provide storage for recreational vehicles and will not increase the demand for recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation

measures are necessary.

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Future development will access onto the following public road: Winterhaven Road. The identified roadway is operating at acceptable levels. Referrals were sent to Public Works/Caltrans. No significant traffic-related concerns were identified from either department. The project site is located in the South County Road Improvement Fee Area.

Impact. A traffic study from the previous use permit on the project site determined that the traffic generated by the proposed use will be very low. The proposed project will result in an additional 150 spaces. This will result in approximately two additional trips per day. This small amount of additional traffic will not result in a significant change to the existing road service levels or traffic safety.

Mitigation/Conclusion. No project specific significant traffic impacts were identified, and no mitigation measures are necessary. The applicant will be required to pay road improvements fees as a condition of approval as mitigation for area wide traffic impacts.

13. WASTEWATER - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. As described in the NRCS Soil Survey (see Geology section for soil types), the main limitations for on-site wastewater systems relates to: poor filtering characteristics and/or steep slopes. These limitations are summarized as follows:

Poor Filtering Characteristics – due to the very permeable soil; without special engineering, larger separations will be required between the leach lines and the groundwater basin to provide adequate filtering of the effluent; to achieve compliance with the Central Coast Basin Plan, depth to groundwater information will need to be provided at the building permit stage.

Steep Slopes – where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent “daylighting” to the ground surface.

Impact. The project uses an on-site system as its means to dispose wastewater. No additional waste water will be generated with the proposed use.

Mitigation/Conclusion. No waste water will be generated by the proposed project therefore no mitigation will be required.

14. WATER - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to use an existing on-site well as its water source. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level. The closest creek from the proposed development is approximately 0.9 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

Impact. As proposed, the project will result in the disturbance of approximately 3.06 acres. Based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 0.85 acre feet/year (AFY)

$$1 \text{ lot (w/primary (0.85 afy))} = 0.85 \text{ afy}$$

Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989)

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
d) Be potentially incompatible with surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	In File**
<input checked="" type="checkbox"/>	County Environmental Health Division	In File**
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	In File**
<input checked="" type="checkbox"/>	CA Coastal Commission	None
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Transportation	None
<input type="checkbox"/>	Community Service District	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable

** "No comment" or "No concerns"-type responses are usually not attached

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> South County (Coastal) Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Monarch Butterfly Habitat Suitability Assessment, May 20, 2005

Exhibit B - Mitigation Summary Table

Aesthetics Mitigation

- VS-1 Prior to final inspection of the grading permit,** the site shall be screened from public views on all sides by a solid wood, painted metal or masonry fencing with a minimum height of six feet.
- VS-2** The applicant agrees that no exterior lights will be used except for those used for the safe movement around the property. Additionally, those exterior lights used for the safe movement will be either on timer or be activated by sensor, with an automatic shut off.

Air Quality

- AQ-1 During the site-disturbance and/or construction phase,** the applicant shall reduce the amount of the disturbed area where possible.
- AQ-2 During the site-disturbance and/or construction phase,** the applicant shall use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water shall be used whenever possible.
- AQ-3 During the site-disturbance and/or construction phase,** all dirt stock-pile areas shall be sprayed daily as needed.
- AQ-4 During the site-disturbance and/or construction phase,** permanent dust control measures identified in the approved project plans and shall be implemented as soon as possible following completion of any soil disturbing activities.
- AQ-5 Upon completion of initial site-disturbance/grading activities,** exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established.
- AQ-6 Upon completion of site-disturbance/grading activities,** all disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- AQ-7** All roadways, driveways, sidewalks, etc. to be paved / surfaced shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- AQ-8 During the site-disturbance and/or construction phase,** vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- AQ-9 During the site-disturbance and/or construction phase,** all trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

DATE: June 20, 2005

**DEVELOPER'S STATEMENT FOR
BRACKETT MINOR USE PERMIT / COASTAL DEVELOPMENT PERMIT
ED04-317 (DRC2004-00092)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

Aesthetics Mitigation

1. **Prior to final inspection of the grading permit**, the site shall be screened from public views on all sides by a solid wood, painted metal or masonry fencing with a minimum height of six feet.
2. The applicant agrees that no exterior lights will be used except for those used for the safe movement around the property. Additionally, those exterior lights used for the safe movement will be either on timer or be activated by sensor, with an automatic shut off.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

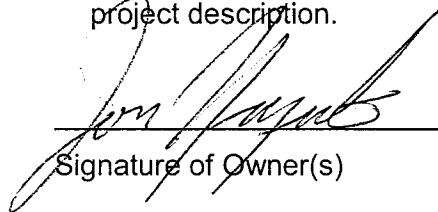
Air Quality Mitigation

3. **During the site-disturbance and/or construction phase**, the applicant shall reduce the amount of the disturbed area where possible.
4. **During the site-disturbance and/or construction phase**, the applicant shall use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water shall be used whenever possible.
5. **During the site-disturbance and/or construction phase**, all dirt stock-pile areas shall be sprayed daily as needed.
6. **During the site-disturbance and/or construction phase**, permanent dust control measures identified in the approved project plans and shall be implemented as soon as possible following completion of any soil disturbing activities.
7. **Upon completion of initial site-disturbance/grading activities**, exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established.
8. **Upon completion of site-disturbance/grading activities**, all disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.

9. All roadways, driveways, sidewalks, etc. to be paved / surfaced shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
10. **During the site-disturbance and/or construction phase**, vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
11. **During the site-disturbance and/or construction phase**, all trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.



Signature of Owner(s)

Date

Name (Print)